



**TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
March 8, 2016  
112 Confederate Street  
4:30 PM**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. HRB Meeting: February 9, 2016 *[Page 2-5]*

**OLD BUSINESS**

1. Request for Certificate of Appropriateness *[Pages 6-11]*

Applicant Name:	Lisa Banish (Lisa B's)
Owner Name:	Citizens for Historic Preservation Inc.
Property Address:	118 Main Street
Purpose:	Request to approve a variety of modifications at the front and rear of the building
Zoning:	LC / Historic

2. Request for Certificate of Appropriateness *[Pages 12-15]*

Applicant Name:	Fort Mill Community Playhouse
Owner Name:	M C S Enterprises
Property Address:	220 Main Street
Purpose:	Request to approve signage along the front of the building along Main Street
Zoning:	LC / Historic

**ITEMS FOR INFORMATION / DISCUSSION**

1. Introductions and presentation by Winter & Company regarding the Historic District Design Guidelines project

**ADJOURN**

**MINUTES  
TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
February 9, 2016  
Town Hall, 112 Confederate Street  
4:30 PM**

Present: Louis Roman, Nik Radovanovic (4:36), Jonathan Mauney, Dan Dodd, Carolyn Blair (4:36), Chip Heemsoth, Assistant Planner Chris Pettit, Planning Director Joe Cronin

Absent: Melissa White

Guests: Davy Broom (Town of Fort Mill), Lisa Banish (Lisa B's)

**CALL TO ORDER**

Chairman Roman called the meeting to order at 4:33 p.m.

**APPROVAL OF MINUTES**

Mr. Heemsoth made a motion to approve the minutes from the January 12, 2016 meeting as presented, with a second by Mr. Dodd. The minutes were approved by a vote of 5-0.

**NEW BUSINESS**

Due to a conflict of interest on New Business Item #1, Louis Roman noted that he would recuse himself. However, at that time, Chairman Roman recusing himself would have resulted in a lack of a quorum and therefore the Board took up New Business Item #2 prior to Item #1.

1. **Request for Certificate of Appropriateness: Town of Fort Mill:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve a dumpster enclosure in the town's parking lot on the north side of Main Street in order to remove the dozens of roll carts currently at the rear of Main Street businesses (Mr. Radovanovic and Ms. Blair arrived at 4:36, immediately after starting with New Business Item #2). Assistant Planner Pettit showed the board the proposed location of the dumpster enclosure, noting that the enclosure would match the dumpster enclosure for The Clebourne Building and would include a gate made of the same materials found on the town's bandstand. Mr. Dodd asked why the town would not utilize a landscaped island as the location so as to not disturb the proposed three parking spaces. Assistant Planner Pettit noted that the garbage trucks require a straight on approach, which does not work with using the landscape island locations. Davy Broom, the town's Director of Public Works, provided additional information regarding the location and the requirements of the garbage equipment. Ms. Blair questioned if the doors would be locked so as to allow only businesses to utilize the dumpster. Mr. Broom noted that the enclosure would be locked at all times. Board members noted that including a side door could be beneficial so as to allow businesses to utilize the enclosure without having to open the main gates at the front. Ms. Blair made a motion to approve the request for certificate of appropriateness to allow a dumpster enclosure as presented, with the possible addition of a side door at the town's discretion.

Mr. Dodd seconded the motion. There being no further discussion, Chairman Louis called for a vote. The motion was approved by a vote of 6-0.

Chairman Roman recused himself at 4:42 p.m. prior to beginning New Business Item #1. Vice-Chairman Dodd assumed the duties of acting Chairman in Mr. Roman's absence.

- 1. Request for Certificate of Appropriateness: 118 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve various improvements at 118 Main Street to upfit the building for a retail clothing boutique. Lisa Banish, the tenant and owner of Lisa B's, provided details on the request, noting that the request is to move the awning at the front up 18" to allow better visibility, install two Charleston style lanterns at the front, install a projecting sign above the awning to include the business logo, and to install a wooden handicap ramp at the rear of the building for accessibility. Assistant Planner Pettit noted that there was still some discussion as to what would be required for handicap accessibility, ranging from what was requested to leveling the current sidewalk from the parking lot to the rear door of the business. Assistant Planner Pettit suggested that the board consider the request as presented by Ms. Banish, and noted that should the accessibility requirements differ from what the board approves, a revised submission would come before the board at the March meeting.

Ms. Banish provided the board with two examples of potential lanterns (see below).



The board members noted no issues with either design. Ms. Banish also provided the board with the draft logo for the sign (see below), noting that the colors and design haven't been finalized as of yet.



Vice-Chairman Dodd noted that the board would take up separate motions for each request. On the request for the raising of the awning, Vice-Chairman Dodd called for a motion. Ms. Blair made a motion to approve the request to raise the awning 18". Mr. Radovanovic seconded the motion. The motion was approved by a vote of 5-0. On the request for the lanterns, Vice-Chairman Dodd called for a motion. Mr. Heemsoth made a motion to approve the request for either of the lantern styles presented to the board. Ms. Blair seconded the motion. The motion was approved by a vote of 5-0. On the request for the projecting sign, Vice-Chairman Dodd noted that it was typical for the board to hold off until a design had been finalized. Ms. Blair made a motion to defer the request until a design had been finalized for the signage. Mr. Heemsoth seconded the motion. The motion was approved by a vote of 5-0. On the request for the handicap ramp at the rear of the building, Vice-Chairman Dodd called for a motion. Ms. Blair made a motion to approve a wooden ramp, conditioned on the ramp matching the gray color of the walls and including some screening/dressing up of the utilities at the rear of the building. Mr. Radovanovic seconded the motion. The motion was approved by a vote of 5-0.

Chairman Roman returned to the meeting at 5:03.

- 3. Request for Certificate of Appropriateness: 220 Main Street:** Assistant Planner Pettit provided an overview of the request, the purpose of which was to approve signage at the new location of the Fort Mill Community Playhouse. Assistant Planner Pettit noted the first signage request would be a wooden sign located in the transom above the main double door entry on Main Street. Several members of the board noted that the requested sign would cover up an architectural feature of the building and that it would not be an appropriate location for a sign. Assistant Planner Pettit noted that the applicant's second requested sign would be a projecting sign located to the left of the main double door entry. A discussion occurred on potential exact locations for the signage to be located, as the applicant's request could be interpreted to intend on putting the signage in a variety of

locations. Given that an applicant was not present to speak to the request, Ms. Blair made a motion to defer the request until more information is provided and an applicant is present to speak to the request. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 6-0.

#### **ITEMS FOR INFORMATION / DISCUSSION**

Planning Director Joe Cronin discussed the upcoming Historic District Design Guidelines project, noting that a contract had been approved with Winter & Company out of Boulder, CO to complete the project. Planning Director Cronin provided a brief overview of the scope of work and schedule for the project, with the first meeting of the board and the consultants taking place at a meeting in March. Further information is to be provided closer to the March meeting.

There being no further business, the meeting was adjourned at 5:32 p.m.

Respectfully submitted,

Chris Pettit, AICP  
Assistant Planner

2016-059

★ Paid 1/26/16  
 Date Received: 1/26/16  
 Historic Review Board Date: February 9th

# Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

## Owner / Applicant Information:

Applicant Name: Lisa Barish (Lisa B's)

Mailing Address: 118 Main Street  
Fort Mill, SC 29715

Telephone Number: (803) 682-1891

## Property Information:

Address: 118 Main St. Fort Mill, SC  
29715

Current Zoning: \_\_\_\_\_

Current Use of Property: Retail - to open  
April 2016

Work Summary: Please check all areas that apply to the proposed improvements

## Submission Checklist

- ☒ Completed application\*
- ☐ Drawings and specifications of proposed improvements\*
- ☐ Site plan showing location of proposed improvements\*
- ☒ Application fee (\$100 residential / \$250 non-residential)\*

Additional materials may be required  
 \*Required with submission

will submit before Feb 9th Monday

☒ DEMOLITION

☒ NEW STRUCTURE

☐ EMERGENCY REPAIR

☒ GRAPHICS/SIGNAGE

☐ MAINTENANCE

## REHABILITATION

- ☐ Foundations
- ☒ Masonry expose brick walls to existing
- ☐ Siding
- ☐ Roof
- ☐ Gutters/downspouts
- ☐ Chimney
- ☐ Doors/entrances
- ☐ Windows
- ☐ Porch
- ☐ Cornice/frieze
- ☐ Ornamentation
- ☒ Awning/canopy - would like to raise awning 18 inches
- ☐ Storefront
- ☐ Color/painting
- ☐ Other

## ADDITIONS TO EXISTING

- ☐ Room addition
- ☐ Garage
- ☐ Porch or deck
- ☐ Greenhouse
- ☐ Dormer
- ☐ Skylight
- ☐ Chimney
- ☐ Other

## SITE WORK

- ☐ Fence or wall
- ☐ Site lighting Exit
- ☐ Street furniture
- ☐ Special features
- ☐ Parking
- ☐ Walks, patios
- ☐ Other

Ramp on back

lit exits  
X2 and Ramp on back and switch doors to open out X2

- 8 ft walls X 2 - not full walls

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715  
 TELEPHONE (803) 547-2116 • FAX (803) 547-2126

**Explanation of Work:** Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

I would like to raise the current existing awning 18 inches. This will allow better storefront viewing and also show the detail of the molding. I would like to add 2 electric lanterns underneath this to help with safety at night and to accentuate the beauty of the building. I would like to add a ramp to the back of the building to enable people with disabilities access to my shop. I understand this is to code. I will also reverse the existing doors to open outward.

**Acknowledgement of Requirements:** The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

*Lisa J. Banish*  
Signature

1-26-16  
Date

In addition,  
Again, this is to code. I have exposed the brick walls inside the building to it's original structure. I ~~will~~ plan to add two 8 ft. partial walls to designate a dressing room and a work room. I am currently replacing lights.

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715

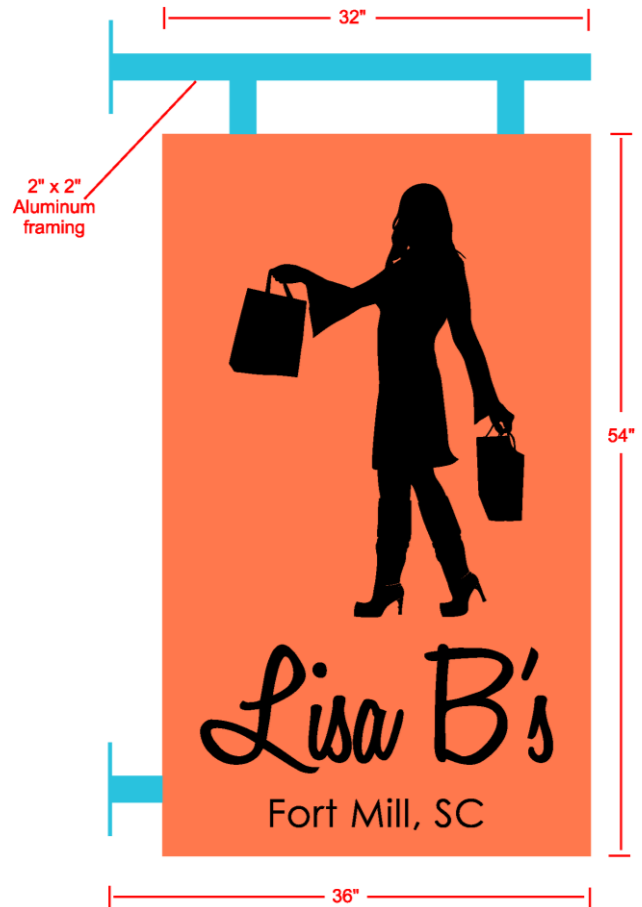
TELEPHONE (803) 547-2116 • FAX (803) 547-2126

Plus- Add wooden sign above awning.

# Proposed Design for Signage



Rear Sign



Front Sign



# Front Facade



# Rear Facade







Proposed Color for Rear Door

# Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

## Owner / Applicant Information:

RENTER FORT MILL COMMUNITY PLAYHOUSE

Applicant Name: BOB EDWARDS

Mailing Address: PO BOX 354, FORT MILL, SC 29716

Telephone Number: 803-548-8102

## Property Information:

OWNER KANAWHA PROPERTIES OF YORK CO.

Address: 218-220 MAIN ST

Current Zoning: \_\_\_\_\_

Current Use of Property: RENTAL

## Submission Checklist

- ☐ Completed application\*
- ☐ Drawings and specifications of proposed improvements\*
- ☐ Site plan showing location of proposed improvements\*
- ☐ Application fee (\$100 residential / \$250 non-residential)\*

Additional materials may be required

\*Required with submission

Work Summary: Please check all areas that apply to the proposed improvements

☐ DEMOLITION

☐ NEW STRUCTURE

☐ EMERGENCY REPAIR

☒ GRAPHICS/SIGNAGE

☐ MAINTENANCE

### REHABILITATION

- ☐ Foundations
- ☐ Masonry
- ☐ Siding
- ☐ Roof
- ☐ Gutters/downspouts
- ☐ Chimney
- ☐ Doors/entrances
- ☐ Windows
- ☐ Porch
- ☐ Cornice/frieze
- ☐ Ornamentation
- ☐ Awning/canopy
- ☐ Storefront
- ☐ Color/painting
- ☐ Other

### ADDITIONS TO EXISTING

- ☐ Room addition
- ☐ Garage
- ☐ Porch or deck
- ☐ Greenhouse
- ☐ Dormer
- ☐ Skylight
- ☐ Chimney
- ☐ Other

### SITE WORK

- ☐ Fence or wall
- ☐ Site lighting
- ☐ Street furniture
- ☐ Special features
- ☐ Parking
- ☐ Walks, patios
- ☐ Other

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715  
TELEPHONE (803) 547-2116 • FAX (803) 547-2126

**Explanation of Work:** Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

18" x 59" sign. – This sign would be located in the transom located above the double doors facing Main Street. It will be constructed from 1/4" thick hardwood and painted with exterior latex paint. Color scheme will be white background with black letters. A clear sealer will applied to all surfaces. The sign will be mounted to the transom frame with weather resistant screws. The sign will be painted by one of our artists.

32" x 54" sign – This sign would be located above and to the left of the double doors facing Main Street. It will direct people to the main entrance which is located part way down the alley. The sign and brackets will be made from aluminum. Color scheme will be white background with black vinyl letters. It will be mounted to the building with eight weather resistant screws. The sign will be manufactured and installed by Sign Techniques, a supplier of several building signs located on Main Street.

**Acknowledgement of Requirements:** The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

Bob Edwards      1/28/16  
Signature                      Date  
803-367-2390

SEE PAGE 3 FOR DRAWING

P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715  
TELEPHONE (803) 547-2116 • FAX (803) 547-2126



**Sign Notes:**

- 1) 18" x 58<sup>7</sup>/<sub>8</sub>" x 0.25" thk. hardwood with white background.
- 2) Nominal 1/2" wide black boarder set back 1/2" from edges.
- 3) 3" tall black letters for FMCP, 1" tall black letters for address.
- 4) Paint with exterior latex paint and clear sealer.
- 5) (4) 3/16" dia. mounting holes in the corners.



PG 3



# Proposed Sign - Front Facade

